

**Town of Eldorado
Plan Commission
Public Hearing Minutes**

Tracking # ZON-2023-02-27-Sievert

Date: March 21, 2023

Plan Commission Member Attendees (5):

x	Jeremy Brenner, Chairperson	x	Jenna Borski, Secretary	x	Aaron Rickert, Town Board Liaison
x	Jeff White, Vice Chairperson	x	Dennis Yoder, Member		

Public Hearing – Application for Rezone Residential to General Agricultural (A-2) – Sievert

Applicant: Michele (Simon) Sievert

Location/Description of Property: N7889 County Road C / T07-16-16-29-10-004-00

Parent parcel acres: 5.5 +/-

Current zoning: Residential

Proposal: Rezone to General Agricultural (A-2)

Attendance for the application: Michele (Simon) Sievert

Meeting called to order by Brenner at 7:13 p.m. Brenner read the legal notice published March 5 and March 12, 2023.

Presentation of application:

Sievert explained the intent of the application is to move the zoning back to Agricultural from Residential. It was understood when she purchased the property 10 years ago that it was zoned agricultural and they could have chickens and more buildings. They also want the option to have more animals (i.e., hobby farm). They have no intention of selling the property but want to retain the option they understood when purchased for outbuildings and animals. Brenner added that Tim Sievert also has a wood working hobby and this will give them the opportunity to grow that to a home-based business.

Brenner provided background that the County zoned the property to Residential a long time ago when the lot size reduced to less than 35 acres because the only option at the time, other than Agricultural, was Residential. EPC noted this application is following an update to the Future Land Use Map (FLUM) of the Comprehensive Plan Update 2040 to allow rezone of this parcel to Agricultural.

EPC clarified for the public that Michael Albrecht’s parcel (previous hearing on March 21, 2023) is recommended for rezone to the Farmland Preservation District (A-1) (Exclusive Agriculture) because of the existing farm business and the parcel is less than 3.0 acres. Sievert’s parcel is recommended for rezone to General Agricultural District (A-2) because it is greater than 3.0 acres and they have chickens/hobby farm.

Questions of applicant from members of the public: None

Questions of applicant from Eldorado Plan Commission (EPC) members: None

Testimony in support of application (offered three times):

Dave Jahns, Gary Miller, Roger Stahmann, Rosalind Lyness and Mike Albrecht spoke in favor of the application.

Testimony in opposition of application (offered three times): None

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Rebuttal testimony by applicant: None

Discussion by EPC:

The lot meets the minimum 3.0 acres for rezone to A-2. The parcel meets the minimum road frontage requirement for A-2 (200 feet) along with side yard and rear yard setbacks from existing buildings.

Motion:

Motion made by Brenner/White to recommend approval of the application to rezone 5.5 +/- acres at N7889 County Road C, parcel # T07-16-16-29-10-004-00, from Residential to General Agricultural (A-2).

Borski, Brenner, Rickert, White & Yoder voted in favor of the motion. Motion carried 5-0.

Future actions:

The Town Board will consider the application at the next scheduled Town Board meeting on March 27, 2023.

Brenner adjourned the hearing at 7:25 p.m.

Respectfully submitted,
Jenna Borski
Secretary
Town of Eldorado Plan Commission